



COMPREHENSIVE PLAN UPDATE

February 11, 2021

AGENDA

Goal for Today:

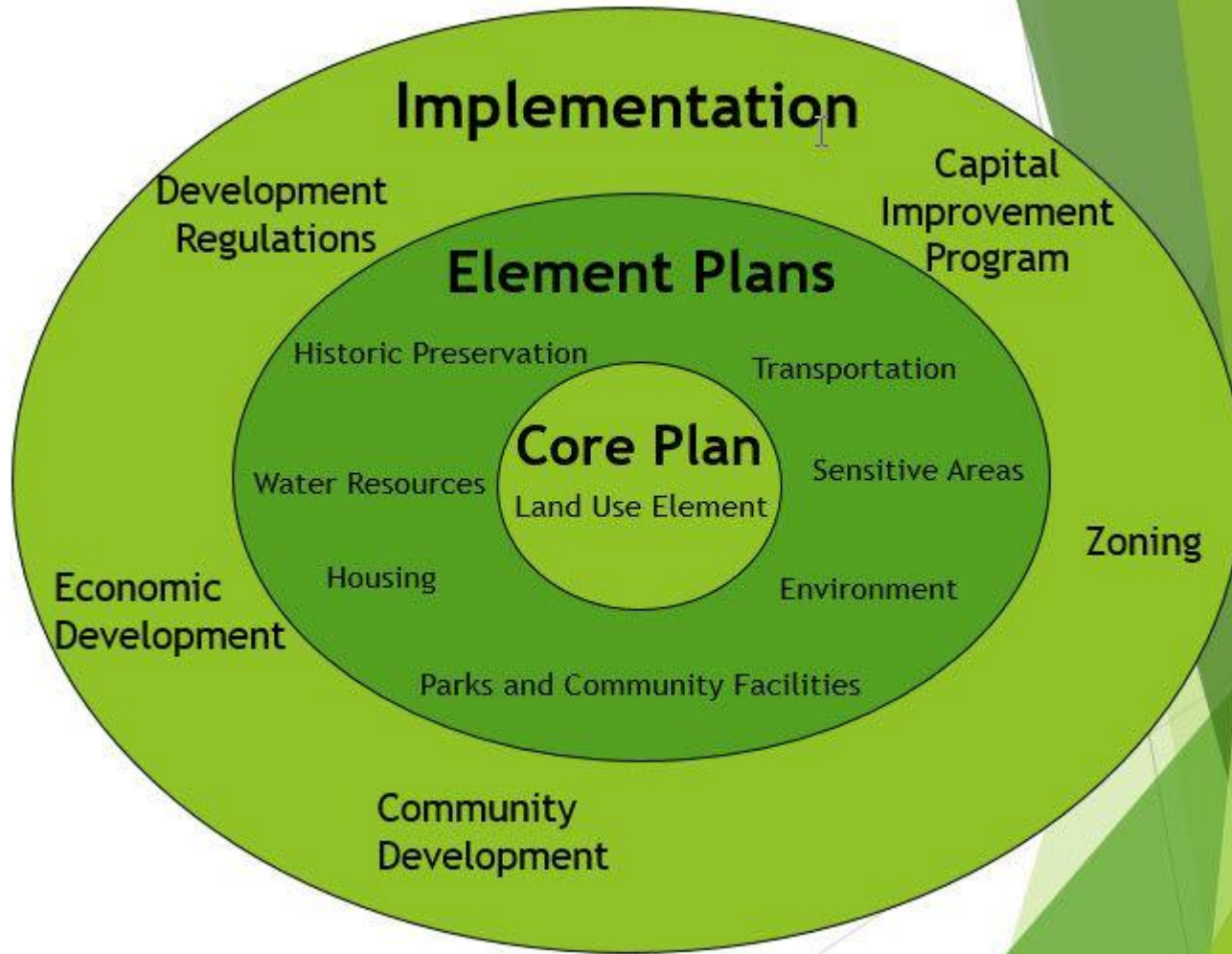
Hearing from you, the Council.

We want to hear you and we want you to hear each other-- we need to sort out what your top policy priorities are.

To do that, we have planned the following:

1. Recap of previous work
2. Recap of last presentation
3. Targeted policy questions

PLANNING 101



SETTING EXPECTATIONS

Success of the plan depends on many factors.

This includes:

- Does the community want change?
- Is there local capacity to administer the changes?
- Is there political will to adopt and enforce the proposed code changes?
- Will the plan be flexible enough?
- Do we recognize that business as usual will produce the usual results?

HOW DID WE GET HERE ?



WHAT WE'VE HEARD

+



WHAT'S WORKING
AND WHAT ISN'T

+



DATA

HOW DID WE GET HERE ?

In-Person Presentations and Input Gathering (Pre-COVID): **25 total meetings**

- (1) Workshop in 2019 with residents across all Wards
- (1) Workshop with participants from every board and commission
- (1) Workshop with representatives from neighborhood and civic associations, all City Wards
- (1) Nitty-Gritty Committee meeting comprised of representatives from community and civic associations
- Numerous individual meetings with boards/commissions and civic associations

Virtual Presentations and Input Gathering: **15 total meetings**

- West Annapolis Master Plan – (2) Community Workshops residents, property owners, and business owners
- Nitty Gritty Committee – (1) meeting
- Civic association meetings – (4) meetings with members of ECA, (2) meetings with WORA
- Business Associations – (2) meetings with SOFO Business Alliance, (2) meetings with the Annapolis Arts District
- Boards/Commissions – (1) meeting with Environmental Commission, (1) meeting with AIPPC

Working Group and Task Force Meetings: **49 total meetings**

- Resiliency Working Group – (9) meetings with City reps, consultants, residents, other experts
- Housing Working Group– (4) meetings with housing providers, community advocates, housing experts, residents, City staff
- Forest Drive Task Force – (15) Task Force meetings with residents and staff from Anne Arundel County and SHA
- Affordable Housing Task Force – (4) Task Force meetings, and (3) working group meetings with residents and housing experts
- Maritime Task Force – (2) full Task Force meetings, (6) working group meetings, and (6) sub-working group meetings with property owners, business owners, residents, and institutional stakeholders

City Council and Planning Commission: **7 total meetings**

- City Council Work Sessions – (4) presentations
- Planning Commission meetings – (3) presentations

Community Surveys: **625 responses**

- Kickoff survey – (385) participants between Summer '19 and Spring '20, over 70% of which are City residents
- Youth Survey – (39) participants, developed in collaboration with Annapolis High School faculty and students
- Redevelopment Survey – (99) participants, open since November
- Transportation Survey – (51) participants, open since November
- Simple Survey– (51) participants, open since January

POP QUIZ :

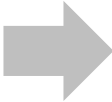





What is the fastest
growing demographic in
Annapolis?

ANSWER :

Seniors 65+ !

Between 2011 and 2018, this demographic group increased 36.2%

SIGNIFICANT CONCURRENT EFFORTS

		Timeframe
<i>Forest Drive / Eastport Sector Study Task Force</i>		Complete in February
<i>Affordable Housing Task Force</i>		Complete in March
<i>Maritime Task Force</i>		Complete in May
<i>Annapolis Conservancy Greenway Survey and Mapping</i>		Complete in February
<i>Adequate Public Facilities Ordinance Update</i>		Ongoing
<i>Eastport Terrace / Harbor House Choice Neighborhood Master Plan</i>		TBD

ANNAPOLIS AHEAD



DEMOGRAPHICS



MUNICIPAL GROWTH



LAND USE



HOUSING



TRANSPORTATION



COMMUNITY FACILITIES



ARTS & CULTURE *



SENSITIVE AREAS



WATER RESOURCES

**ACCESS TO
SERVICES**

**FOREST
DRIVE**

**EQUITABLE
MOBILITY**

**MARITIME
DISTRICTS**

**CLIMATE
CHANGE
ADAPTATION**

**AFFORDABLE
HOUSING**

APFO

GUIDING PRINCIPLES



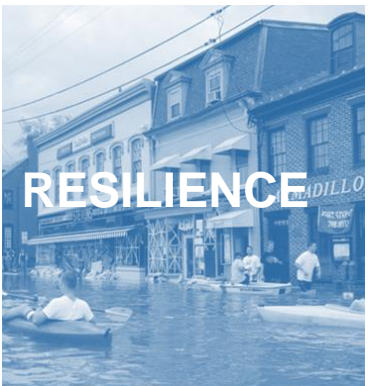
EQUITY

How can we ensure that all Annapolitans have equitable access to our public amenities?



HEALTH

How can we ensure that our health is improved by our surrounding environment ?



RESILIENCE

How can we better prepare for, respond to, and adapt to more frequent turbulent events?

THRIVING CITY

1. Housing Affordability
2. Enhanced Neighborhood Character
3. Inclusive Economic Growth
4. Compact and Connected Development
5. Improved Health Outcomes

FUNCTIONAL CITY

1. Bicycle and Pedestrian Connectivity
2. Improved Access to Community Services
3. Enhanced public realm
4. Equitable Access to the Waterfront
5. Robust creative economy

ADAPTIVE CITY

1. Preserved and restored environmental assets
2. Minimized carbon footprint
3. Improved water quality
4. Adaptation to increased flooding and heat impacts
5. Strengthened and diversified economic drivers

CHECKING IN

Guiding principles are intended to help provide structure to the Comp plan.

Do you agree that these guiding principles are correctly stated? Did we miss any of your policy goals?

- Housing Affordability
- Enhanced Neighborhood Character
- Inclusive Economic Growth
- Compact and Connected Development
- Improved Health Outcomes
- Bicycle and Pedestrian Connectivity
- Improved Access to Community Services
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- Equitable Access to the Waterfront
- Robust creative economy
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- Strengthened and diversified economic drivers

VISION FRAMEWORK

THRIVING CITY

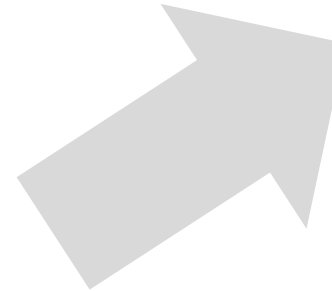
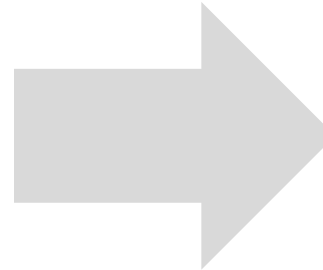
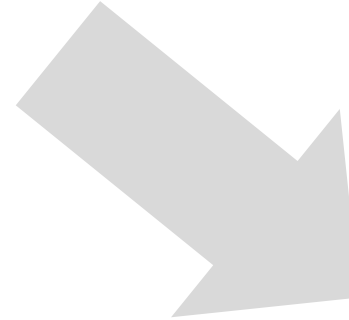
1. Demographics
2. Municipal Growth
3. Land Use
4. Housing

FUNCTIONAL CITY

5. Transportation
6. Community Facilities
7. Arts & Culture

ADAPTIVE CITY

8. Sensitive Areas
9. Water Resources



GOALS

METRICS

RECOMMENDATIONS

TYPICAL STRUCTURE

Chapter XX



GOAL X



METRICS



RECOMMENDATIONS

Chapter 4: Housing

GOAL 1:

PRODUCE A SUPPLY OF AFFORDABLE RENTAL AND OWNERSHIP HOUSING IN ORDER TO MEET CURRENT AND PROJECTED NEEDS.

METRICS:

- *The percent of total renter households that are “severely cost burdened” is reduced to 10% by 2040.*
- *The percent of total home-owner households that are Severely Cost Burdened by 2040 is reduced to 6.5%*

RECOMMENDATIONS:

1. *Reevaluate the practicality of the MPDU program and consider its revision for greater effectiveness.*
2. *Use the City’s authority to annex and permit development to promote housing development in the City’s 82.6-acre Growth Area (as shown in the Municipal Growth Chapter). Condition annexation approvals on a sizable production of affordable housing for low- and moderate-income households.*

ACTION PLAN

Action	Metric	Time Frame	Level of Investment	Responsibility	Prerequisite / Related Recommendations	Status
What's the recommended action? Is it a policy, program, or project?	How do we know if we are successful?	Short-term <div>Mid-term</div> Long-term	\$ \$ \$ <div>\$ \$ \$</div> \$ \$ \$ \$	Which City agencies and community stakeholders need to be involved?	Which actions need to happen before this action? Which actions can be done at the same time for greater efficiency?	<div><input type="checkbox"/> Initiated</div> <div><input type="checkbox"/> Complete</div>



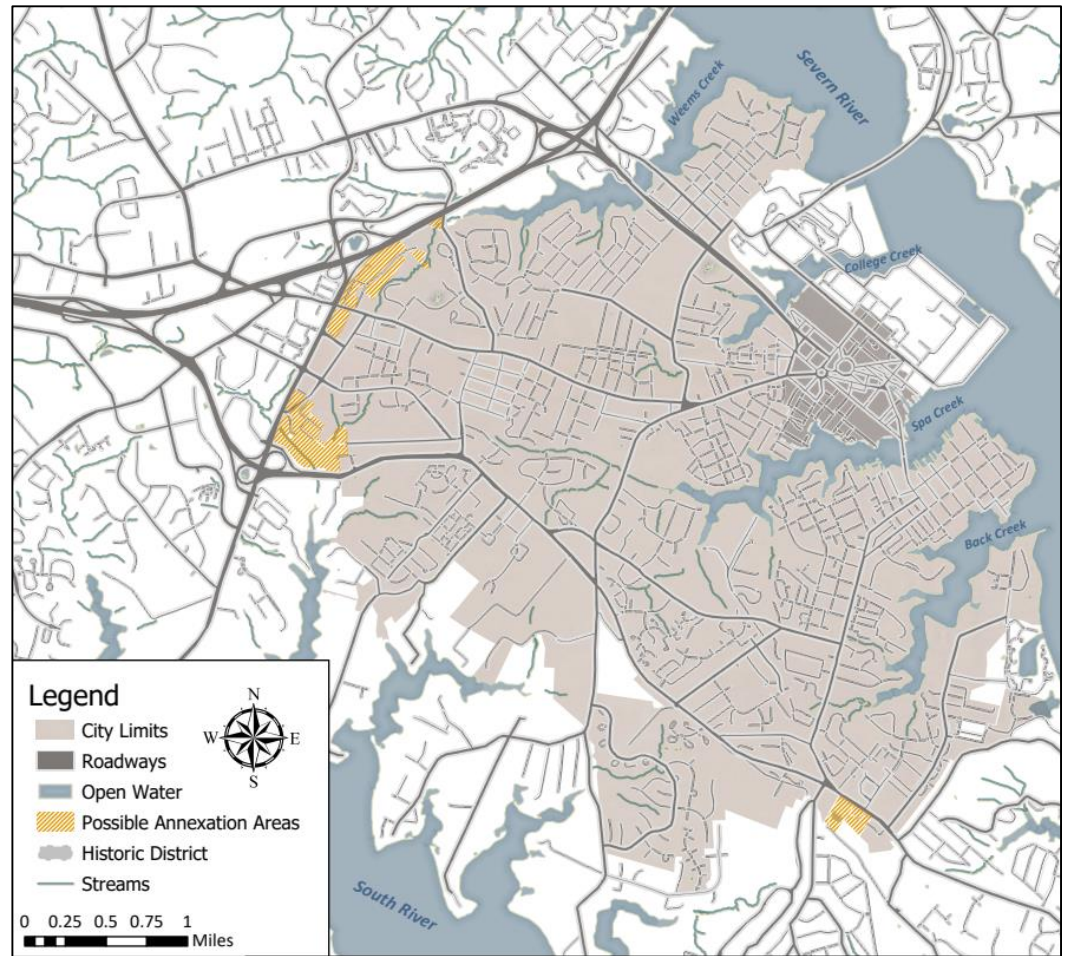
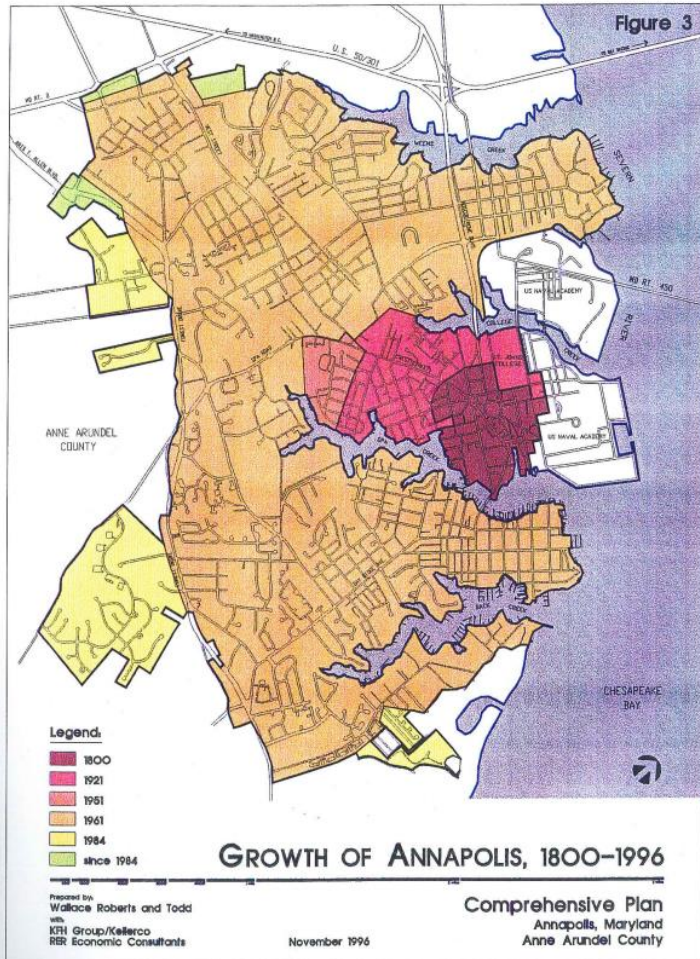
MUNICIPAL GROWTH

POLLING QUESTIONS



MUNICIPAL GROWTH

CONVENTIONAL GROWTH



POP QUIZ:

Mixed use development has been proposed as a sensible growth strategy in how many consecutive past comprehensive plans?

ANSWER :

The last three
comprehensive plans
going back to 1985!



MUNICIPAL GROWTH

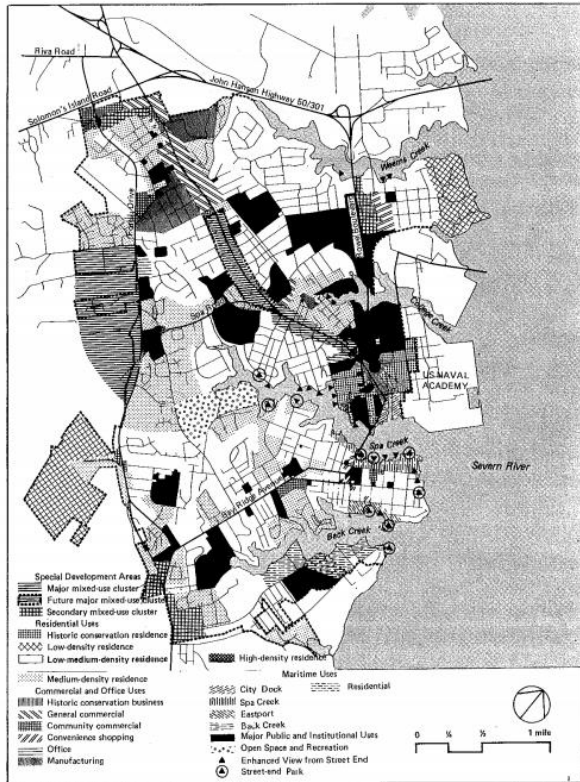
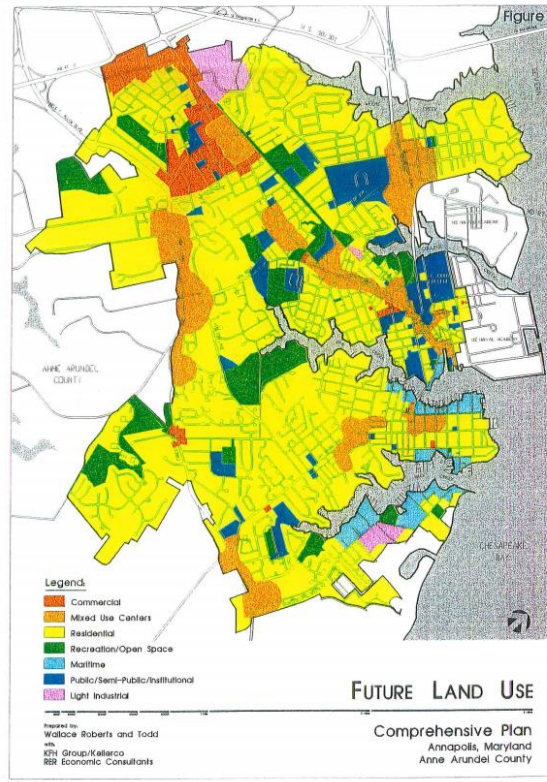
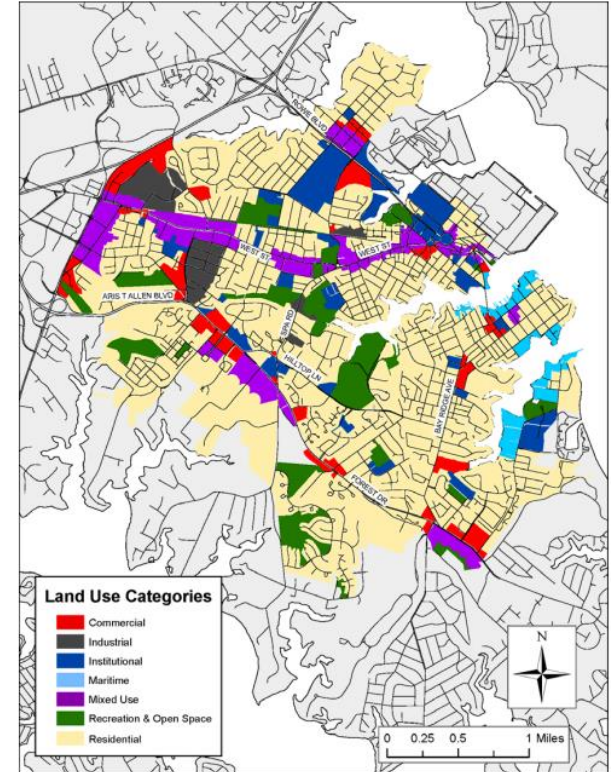


Fig. 13: Land Use Plan

1985 Comprehensive Plan "Mixed Use Clusters"



1998 Comprehensive Plan "Mixed Use Centers"



2009 Comprehensive Plan "Mixed Use"



MUNICIPAL GROWTH

“SMART MATH OF MIXED-USE”



**ASHEVILLE
WALMART**



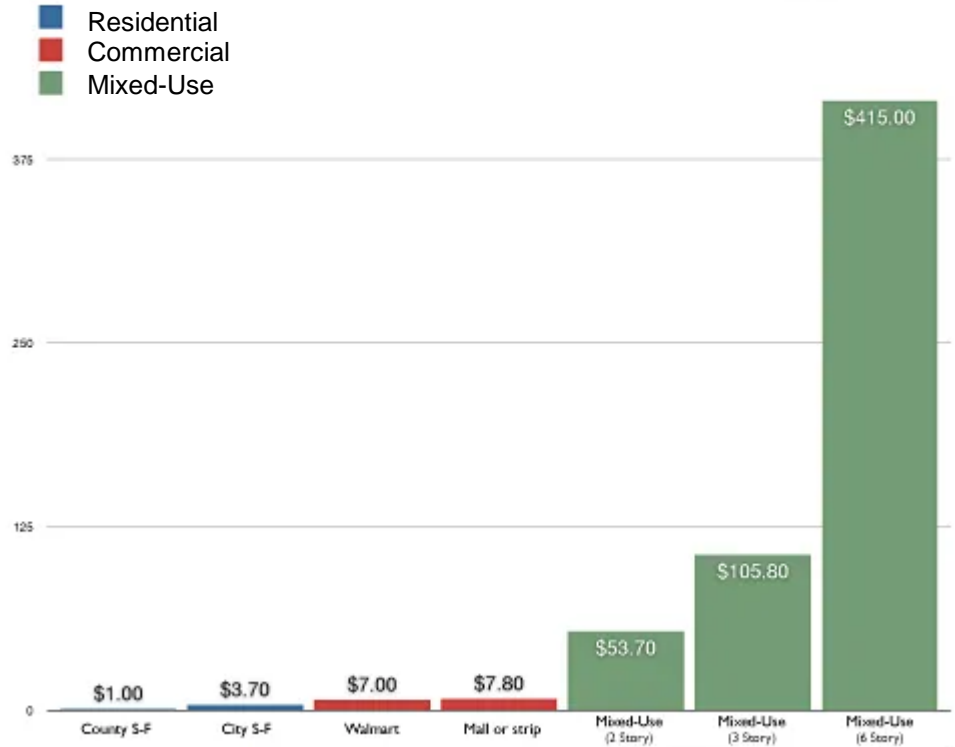
**DOWNTOWN
MIXED-USE**

Land Consumed (acres):	34.0	00.2
Total Property Taxes per Acre:	\$6,500	\$634,000
Retail Taxes* per Acre to City:	\$47,500	\$ 83,600
Residents per Acre:	0.0	90.0
Jobs per Acre:	5.9	73.7

*Estimated from public reports of annual sales per sq.ft..

County Property Taxes/Acre

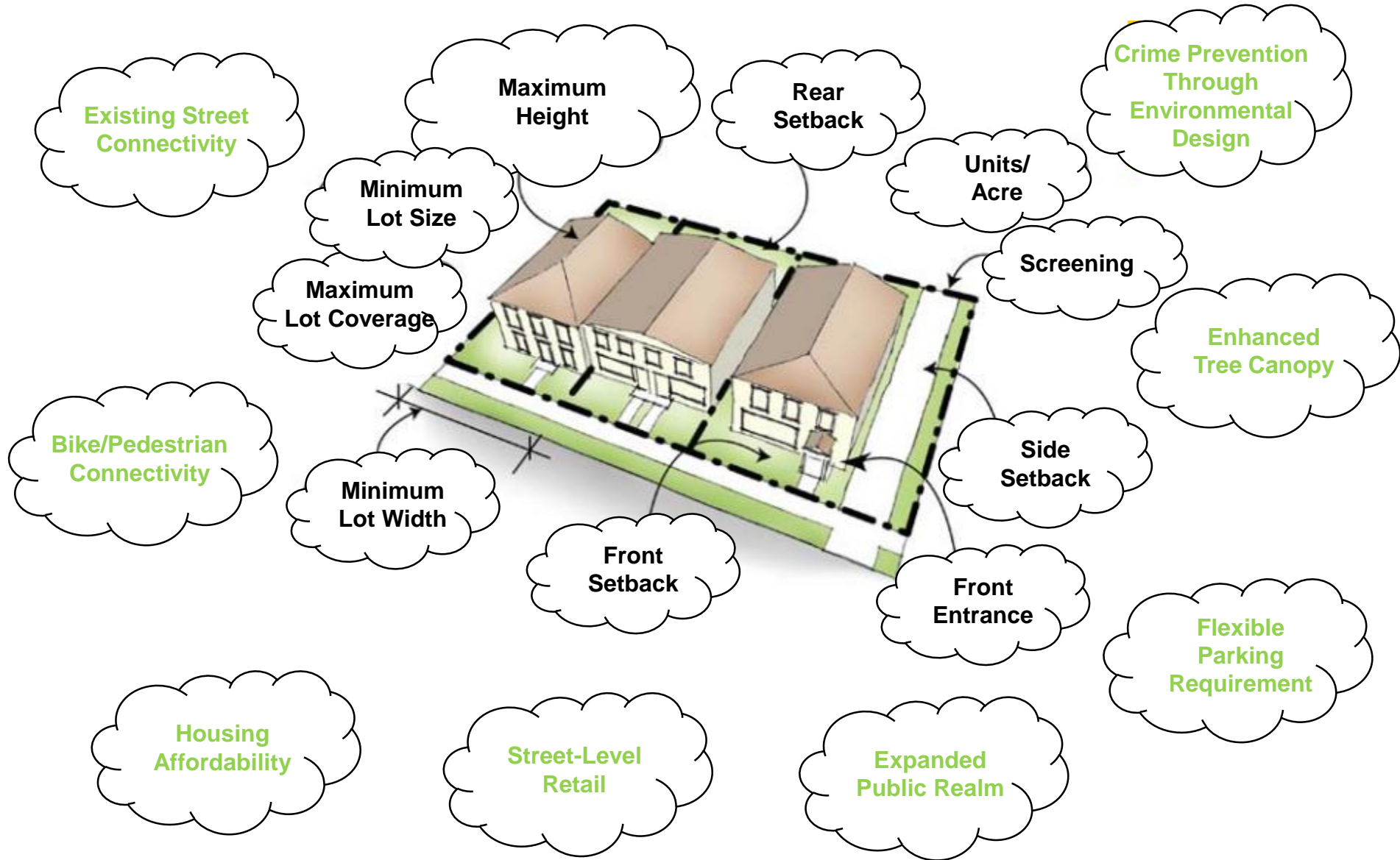
Ratio Difference of 15 City Sample Set



Average county property tax/acre ratio across sample set of 15 different cities from Montana to Florida.



LAND USE





LAND USE

POLLING QUESTIONS



LAND USE

PERFORMANCE-BASED APPROACH

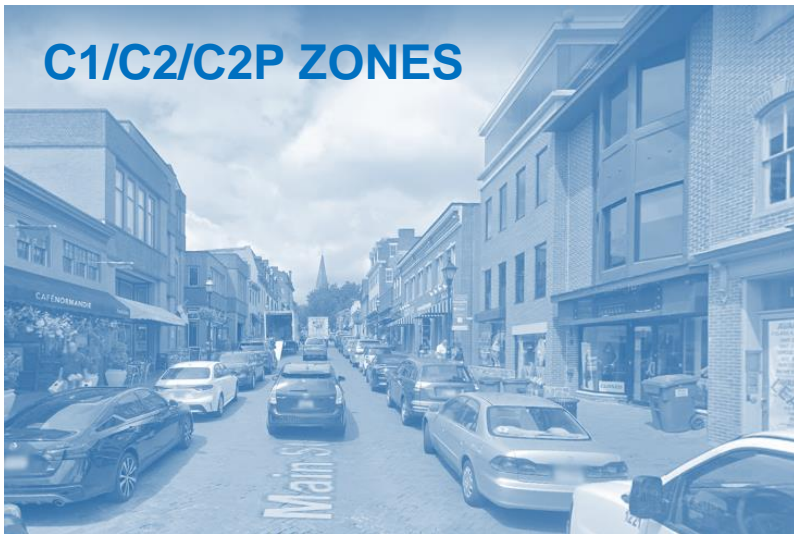
MX ZONE



BCE ZONE



C1/C2/C2P ZONES



R3-NC/NC2





LAND USE

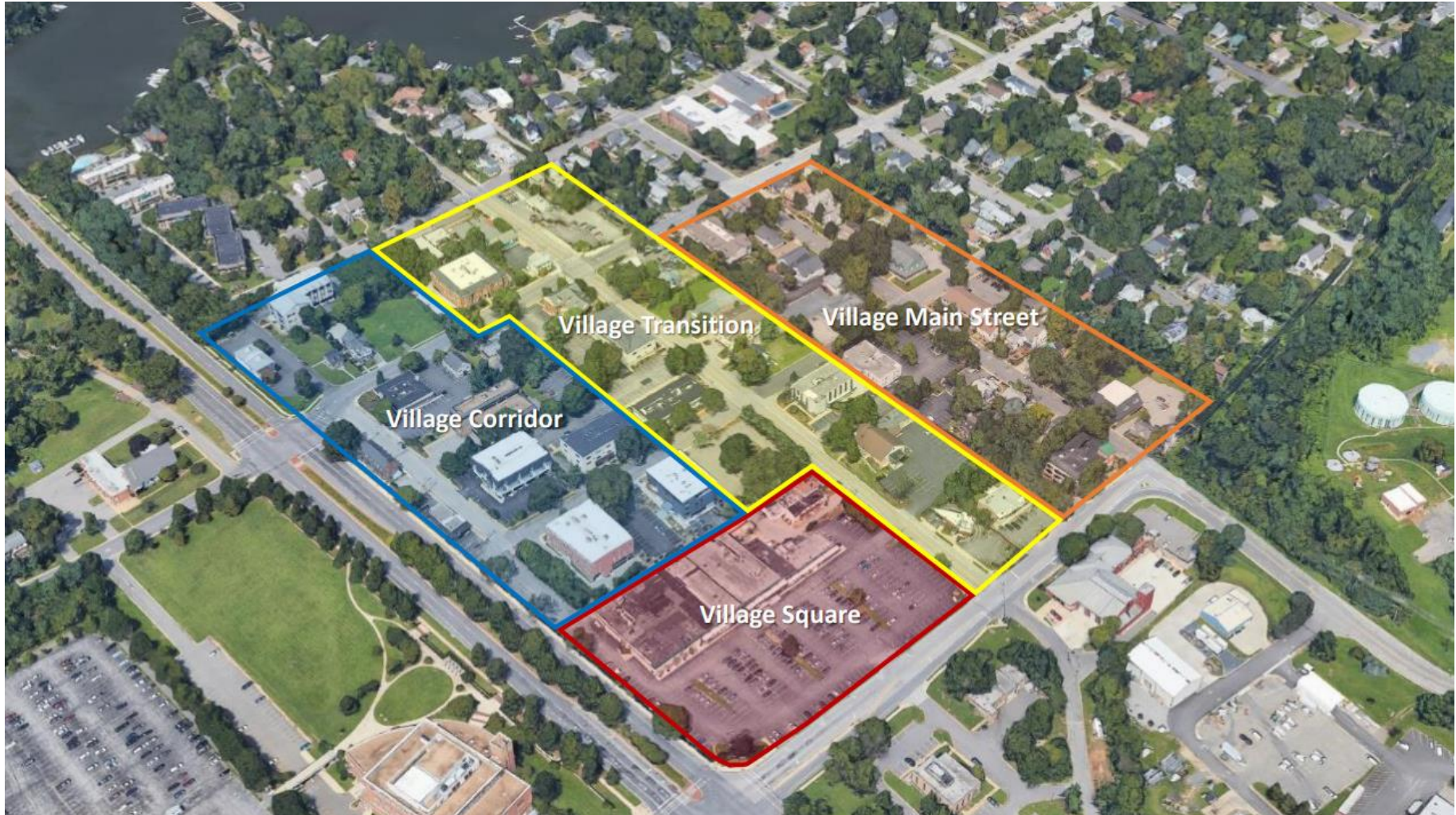
WEST ANNAPOLIS MASTER PLAN





LAND USE

WEST ANNAPOLIS MASTER PLAN



POP QUIZ :

The City of Annapolis zoning code has a total of how many different districts?

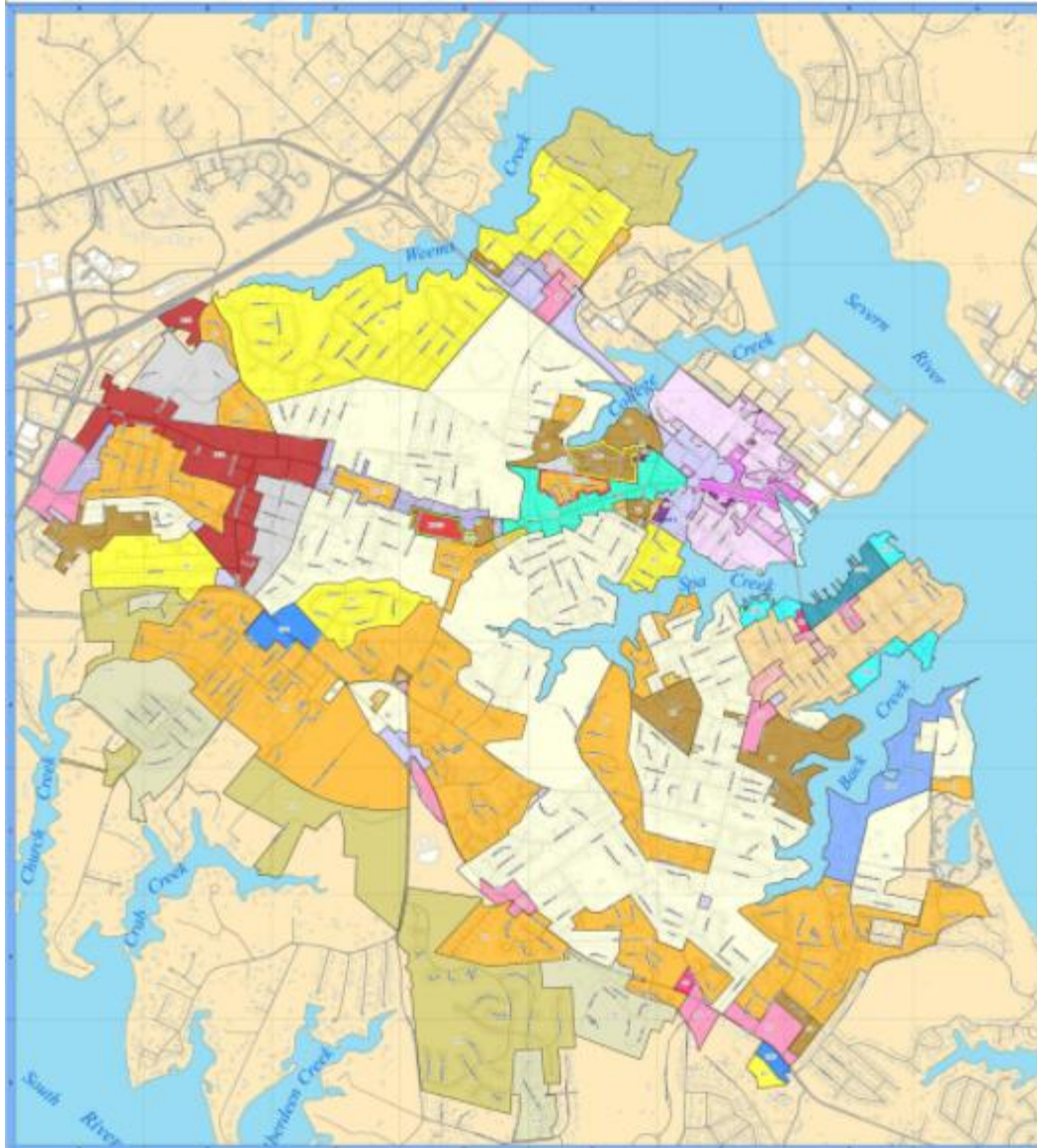
ANSWER :
































31 different
districts!



LAND USE

CURRENT ZONING MAP

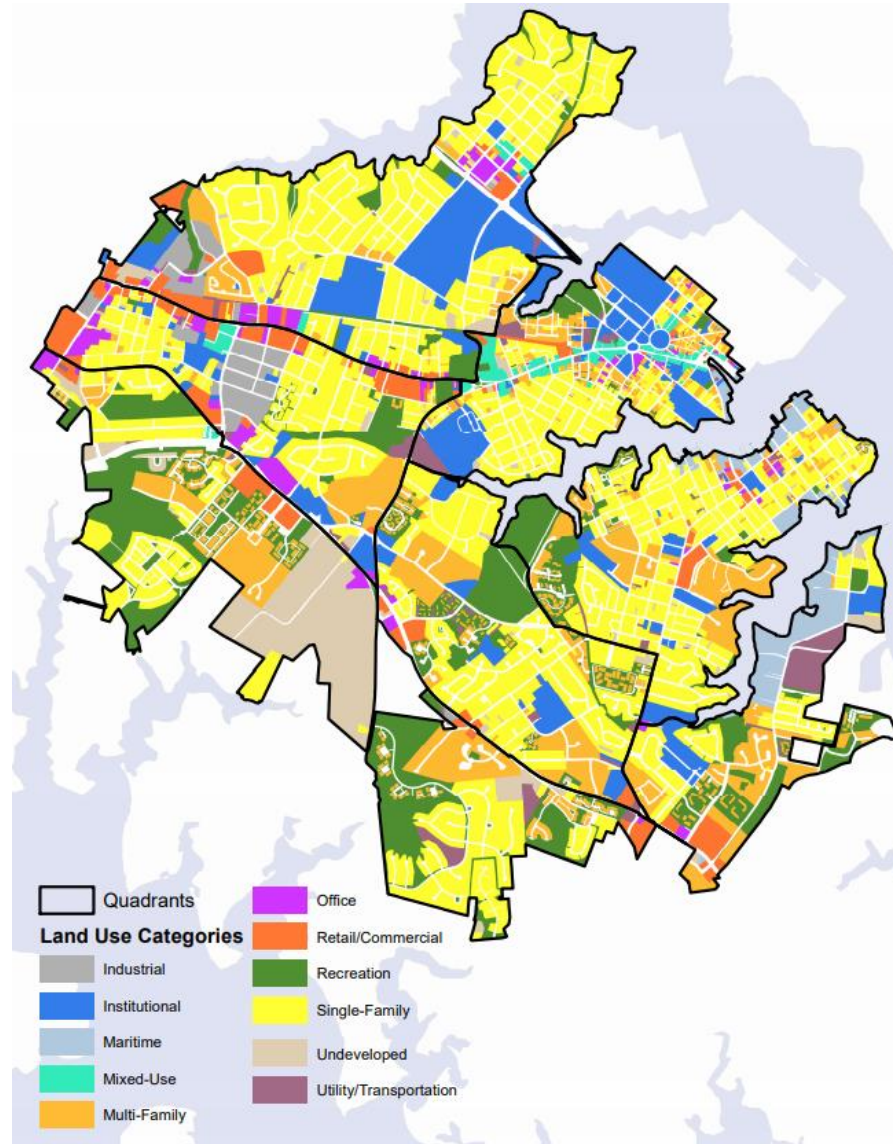


-  B1
-  B2
-  B3
-  B3-CD
-  BCE
-  BR
-  MX
-  P
-  PM
-  PM2
-  I1
-  C1
-  C1A
-  C2
-  C2A
-  C2P
-  WMC
-  WME
-  WMI
-  WMM
-  R1
-  R1A
-  R1B
-  R2
-  R2-NC
-  R3
-  R3-NC
-  R3-NC2
-  R3-R
-  R4
-  R4-R



LAND USE

EXISTING LAND USE MAP



DRAFT FUTURE LAND USE MAP



POP QUIZ :

How many expressions of interest have been received by the developers of the Towne Courts residential development currently under construction ?

ANSWER :

Over 900 expressions
of interest for the
40 moderately-priced
apartments !



LAND USE

DRAFT FUTURE LAND USE MAP



INFILL PLACE TYPES

1. MX – Neighborhood

Areas that serve as buffers to existing residential communities or commercial areas already well integrated with existing residential areas. Ideal for smaller lots where height and bulk are closely aligned with adjacent neighborhood.

2. MX – Gateway

Areas located at the entries to the city along major arterials that should exemplify the City's character and should serve as hubs for a variety of uses.

3. MX – Corridor

Areas along major arterials and transit corridors where walkability should be prioritized. This would be an enhanced version of the current BCE zone.

4. MX – Housing Priority

Areas already zoned for higher density residential that could accommodate more housing options combined with neighborhood retail and improved open space

Ex: Watergate, Admiral Farragut, Eastport Terrace/ Harbor House

5. MX – Village Square

Areas already zoned for commercial that could accommodate new housing options combined with neighborhood retail and improved open space

Ex: Eastport Shopping Center and Bay Ridge Shopping Center



LAND USE

CASE STUDIES

Old Solomons Island Rd Shopping Center

West Annapolis Shopping Center

Forest Dr./ Chinquapin/ MD 665

Former Public Works facility

Bay Ridge Shopping Center



For each Case Study site, we will:

1. Describe the site context, current fiscal assessment, and rationale for redevelopment.
2. Identify context drivers and performance metrics which should guide redevelopment.
3. Prepare a redevelopment program based on performance metrics, existing and future needs, and synergies with adjacent communities.
4. Illustrate an approach to redevelopment that demonstrates the principles and goals of the Comprehensive Plan.
5. Provide a fiscal assessment of the proposed redevelopment scenario.
6. Provide clear recommendations that summarize the approach to redevelopment.

POP QUIZ:

In which year did the City of Annapolis last conduct a system-wide parks master plan?

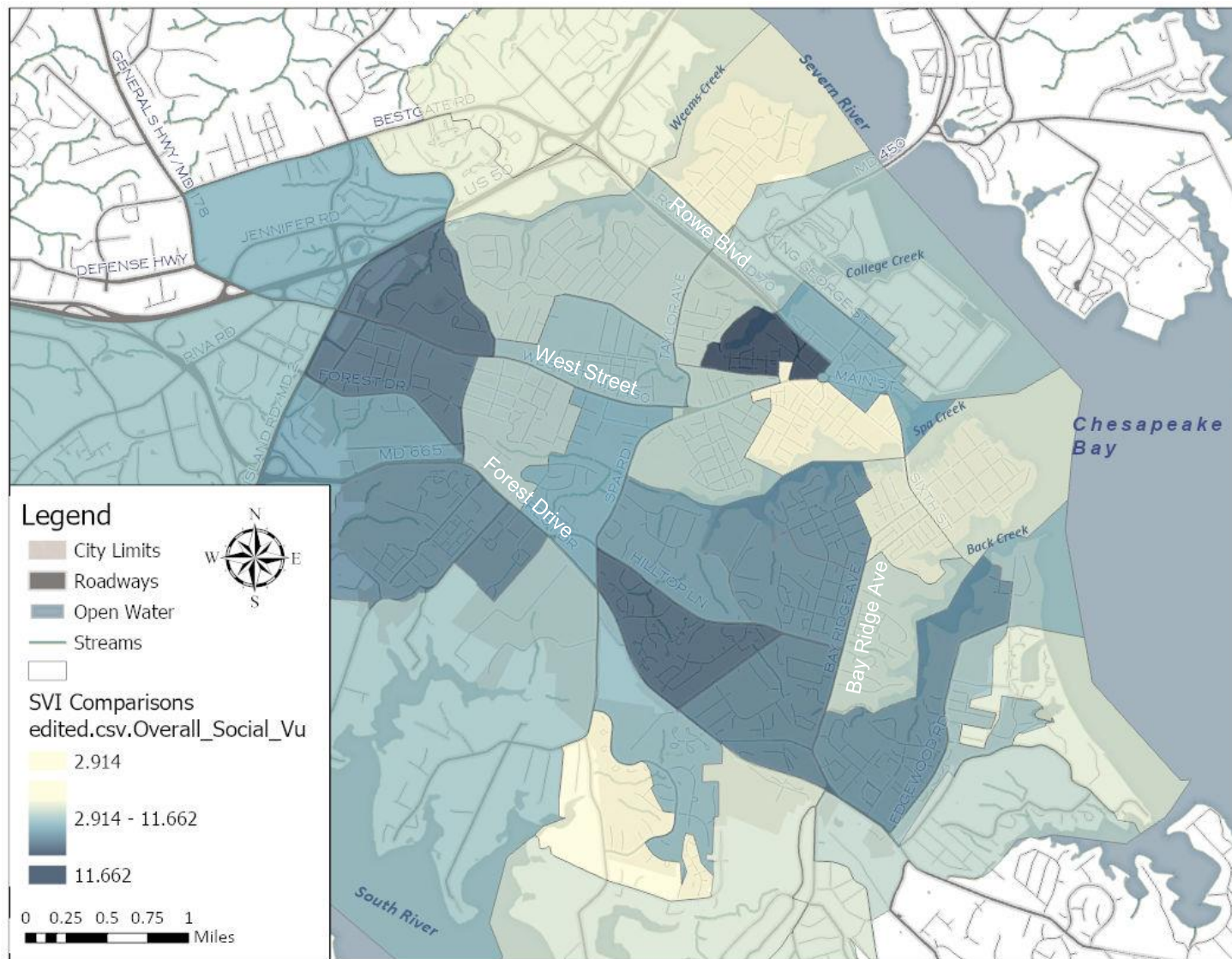
ANSWER :

The year was 2004!



COMMUNITY FACILITIES

ADEQUATE PUBLIC FACILITIES : SOCIAL VULNERABILITY





COMMUNITY FACILITIES

ADEQUATE PUBLIC FACILITIES : PARK CLASSIFICATIONS

Facility and Size	Acres / 1,000 population	Distance
Mini-park (1 acre or less)	0.25 to 0.5 acres	¼ mile radius
Neighborhood Playgrounds (1-5 acres)	0.5 to 1.5 acres	½ mile radius
Community Playfields (More than 5 acres)	5.0 to 8.0 acres	1 mile radius

<http://www.waunakee.com/DocumentCenter/View/3815/11-Appendix-B-Classifications-and-Facility-Guidelinespdf>

Waunakee, Wisconsin



COMMUNITY FACILITIES

ADEQUATE PUBLIC FACILITIES : PARK CLASSIFICATIONS & GUIDELINES

MINI-PARK

Also sometimes referred to as a “tot lot” or “pocket park” typically located on a small lot, generally a ¼ acre or less, within a residential neighborhood or commercial business district. Mini-parks generally lack any active recreational facilities and may be limited to gardens, benches, gazebos, fountains, or other small social gathering facilities. Mini-parks typically do not have off street parking or restroom facilities. Over time they may develop into neighborhood playgrounds.

NEIGHBORHOOD PLAYGROUNDS

A neighborhood playground mainly serves the active recreational needs of children from 5 to 15 years of age, and it may offer passive recreation opportunities to adults. Neighborhood playgrounds typically consist of one or more playground apparatus, small green space/general purpose fields, and associated benches. Some neighborhood playgrounds may develop over time to include additional amenities to become neighborhood parks. Neighborhood playgrounds typically do not have off-street parking, shelters, or restroom facilities.

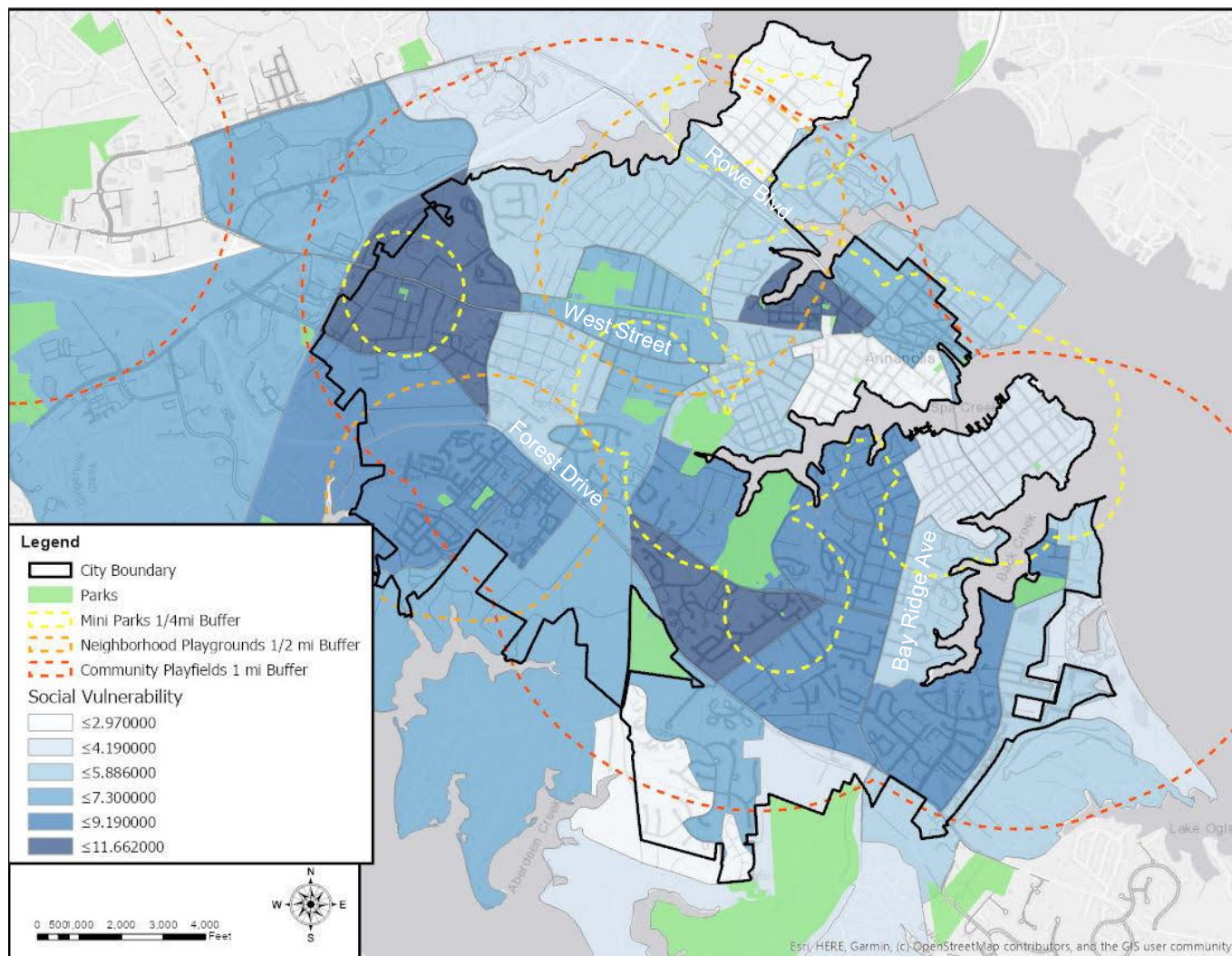
COMMUNITY PLAYFIELDS

The community playfield provides for the active recreational needs of several neighborhoods. It provides more unique facilities than a neighborhood park but less facilities as compared to a community park. Examples include parks designed specifically for court games (tennis, basketball, pickleball, etc.), Field games (soccer, football, ultimate frisbee) or ball games (softball, baseball). A community playfield might adjoin a public junior or senior high school. Community playfields usually include off-street parking for vehicles and bicycles, concessions and restroom facilities.



COMMUNITY FACILITIES

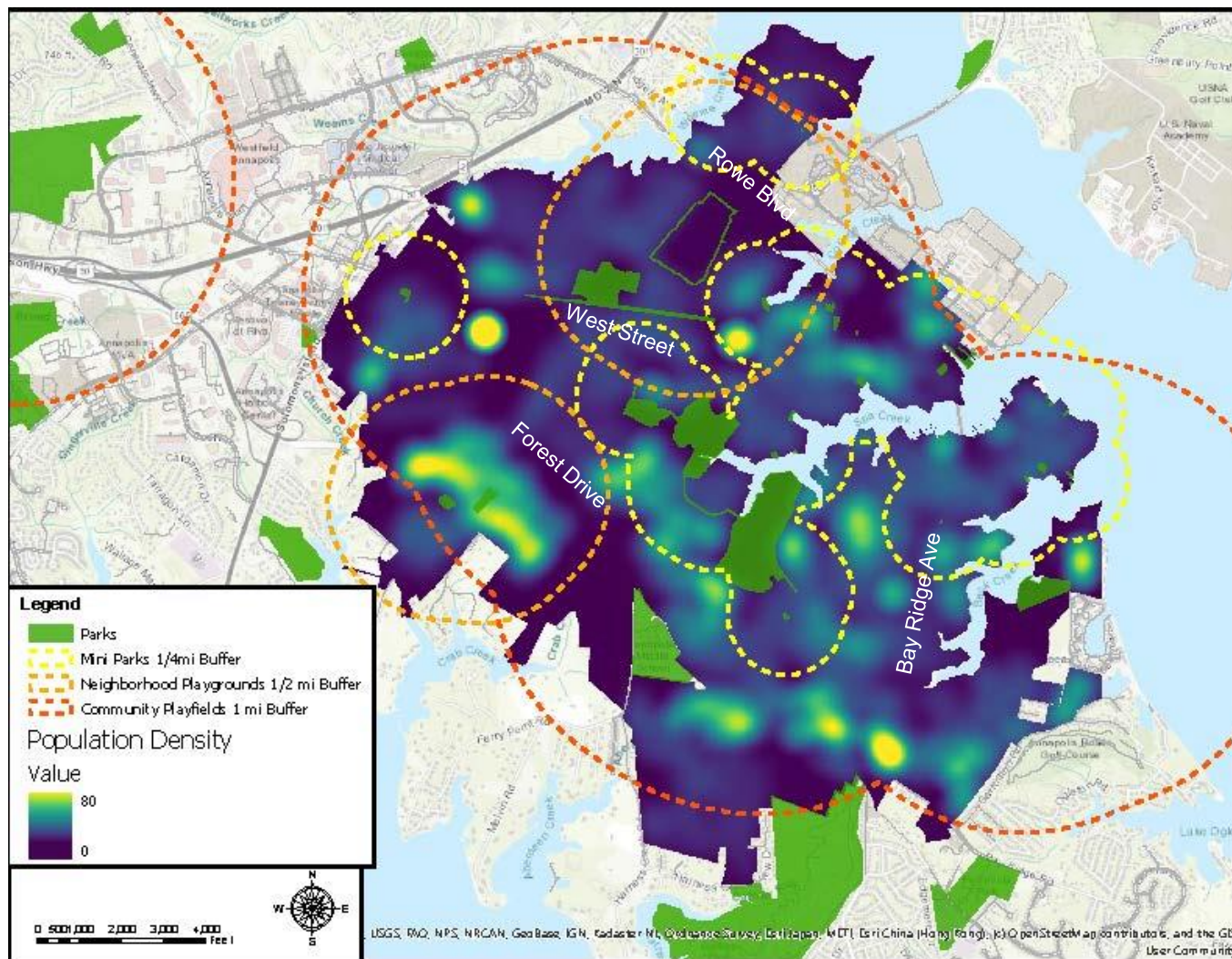
ADEQUATE PUBLIC FACILITIES : OPEN SPACE EQUITY





COMMUNITY FACILITIES

ADEQUATE PUBLIC FACILITIES : POPULATION IMPACTS





COMMUNITY FACILITIES

ADEQUATE PUBLIC FACILITIES : TWO-STEP PROCESS

1

Is the proposed project within the service area of a mini-park, neighborhood playground, or a community playfield?



2

If **yes**, how many people are these facilities currently servicing?



If service population threshold has been reached, developer must provide new facility or pay a fee of ### to improve existing facility.



If **no**, developer must provide a Mini-Park. If not possible, a fee could be paid for a Neighborhood Playground or a Community Playfield. Fee would be based on "fair market value" of the land and costs of equipment.



COMMUNITY FACILITIES

ADEQUATE PUBLIC FACILITIES : ADDITIONAL GUIDELINES

- Existing facilities may include County-owned/managed sites or privately-owned/managed parks that are available “dawn to dusk” every day.
- Mitigation option should include private agreement with neighboring property owners to enhance existing or create new facility.
- Siting of a new facility should consider distance from proposed development but also areas of social vulnerability.

TIMELINE

